



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: January 13, 2016 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Pincetl, Smith, Louie, Pedersen, Modugno

Ex Officio Members:

Director of Public Works: Mr. Matthew Dubiel, Civil Engineer

County Counsel: Ms. Elaine Lemke, Principal Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Smith – That the agenda for January 13, 2016 be approved.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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PUBLIC HEARINGS

Land Divisions

Project Approved

5. (Continued from 11/04/15). Project No. R2014-02256-(5). Applicant: Hales Anderson Investment Properties Partnership/Mark Anderson. 2236 Park Avenue, Montrose. La Crescenta-Montrose Zoned District. a. Tentative Parcel Map No. PM073045. A minor land division request to create four single-family parcels on 0.76 gross acres. The request also includes a street frontage waiver and a modification of the required frontage width and average lot width for each of the resulting parcels. The project site is zoned R-1 (Single-Family Residence – 5,000 Square Foot Minimum Required Lot Area) and located within the La Crescenta-Montrose Community Standards District. b. Environmental Assessment No. 201400177. To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

Ms. Pavlovic presented the staff report follow by testimony from Mark Anderson in support of the project. Mr. Anderson raised concerns on Condition No. 22 – prior to final map recordation; the permittee shall demonstrate that a written arrangement exists with the owner of the private road for the long-term maintenance of the private street. He requested that a percentage amount be designated for each property to contribute for road maintenance since the property is split by four owners.

Commissioner Modugno responded that the condition was written encumbering future owners of the subdivided property, four lots that is being created by the subdivision. The arrangements would be with the easement owners and the amount would be decided by them.

Mr. Dubiel of Department of Public Works concurred and indicated that access is mainly for the Fire Department to make sure they can get their trucks in. A maintenance agreement must be in place prior to final map recordation.

There being no members of the public present, no rebuttal was required.

Motion/second by Commissioners Modugno/Smith – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration pursuant to state and local CEQA guidelines.

Motion/second by Commissioners Modugno/Smith – That the Regional Planning Commission approve Tentative Parcel Map No. 073045 with findings and conditions of approval to include modification to: Condition No. 22 – that the permittee prior to final

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PUBLIC HEARINGS (Cont.)

Land Divisions

map recordation; demonstrate that a written arrangement exists with the owner of the private road to the satisfaction of Department of Public Works.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, February 3, 2016.

Zoning Permits - West Section

Project Approved

6. **(Continued from 12/09/15). Project No. R2014-02054-(2). Conditional Use Permit No. 201400088. Applicant: Mr. Jose Alvarado. 9131 S. Vermont Avenue. West Athens-Westmont Zoned District. To authorize live entertainment and the on-site sale of alcohol to take place in an existing restaurant in the C-3 (General Commercial) Zone. The project is categorically exempt Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.**

Ms. Arakelian presented the staff report and indicated that there are currently no other uses in the immediate area that provide this service. No other permits for on-site sale of alcohol have been issued in the census tract, making the restaurant the first use that contributes to the diversity of options for local entertainment. Live entertainment is limited to karaoke and the performance of music through the conditions imposed on the project.

In addition, she stated there are three churches, after school and head start programs within 600 feet of the existing restaurant. Since alcohol and live entertainment exist it should be similar to the present function during daytime use when the sensitive uses are in operation somewhere the sale of alcohol is proposed.

Ms. Arakelian stated that the current owners host cultural festivals with Temporary Use Permits (TUP) and will be offering valet and security. Los Angeles County Sheriff's Department has recommended approval with conditions.

Testimony was followed by Jose Alvarado, the applicant in support of the project. He indicated that the project will benefit the commercial viability of the area, offer cultural music, and maintain its identity as a family and community-oriented establishment. He also stated the security measures that will be in place to ensure that the restaurant will not become a nuisance.

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PUBLIC HEARINGS (Cont.)

Zoning Permits - West Section

Six members testified in opposition to the project stating concerns with violence in the area, the potential that live entertainment and serving of alcohol may cause a nuisance in the area, and stating the connection between alcohol consumption and violence.

Commissioner Smith asked how the permittee will maintain its family-oriented character, particularly the cultural events catering to all ages. Mr. Alvarado replied that he will follow and implement the requirements impose on the project.

Commissioner Louie indicated that the item before the Regional Planning Commission is a use permit for entertainment and the ability to sell on-site alcohol in an existing restaurant. He acknowledged that the Second District communities have an on-going problem with alcohol prior to 1992 where sellers don't have the current restrictions or conditions applied. Currently, the County is making sure that alcohol sales is not exacerbated or expanded in order to resolve the over concentration.

Commissioner Louie praised the Southwest Community Association, Community Coalition and community members for taking time out of their schedule, to come and present their concerns and support for the community.

Motion/second by Commissioners Louie/Modugno – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines and approve Conditional Use Permit No. 201400088 with findings and conditions of approval.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Wednesday, February 3, 2016.

Zoning Permits - East Section

Project Approved

7. **(Appeal of Hearing Officer's Decision on 10/20/15). Project No. 01-269-(4). Conditional Use Permit No. 201100062. Applicant: Tai Vincent LLC. 1239 S. Hacienda Boulevard. Hacienda Heights Zoned District. To authorize the continued use of an existing two-story, 60-unit motel in the C-2-BE (Neighborhood Business-Billboard Exclusion) zone. The project was approved by the Hearing Officer on October 20, 2015. The applicant has appealed a condition of approval, Condition No. 8 granting a 20-year grant term, and is requesting a 30-year grant term. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

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PUBLIC HEARINGS (Cont.)

Zoning Permits - East Section

Ms. Bush presented the staff report followed by David Bilford, the applicant's representative in favor of the project. Mr. Bilford informed the Commission that the applicant filed an appeal on a condition of approval, Condition No. 8 granting a 20-year grant term, and is requesting a 30-year grant term.

Commissioner Modugno suggested the grant term be extended to 30 years with an additional six (6) months to coincide with typical lease terms.

Motion/second by Commissioners Modugno/Smith – That the Regional Planning Commission close the public hearing and approve Conditional Use Permit No. 201100062 with modification to Condition No. 8 as stated above.

At the direction of the Chair, the item passed with Commissioners Modugno, Smith, Pincetl and Louie in favor and Commissioner Pedersen being recorded as absent from vote (Left at 11:00 a.m.) The appeal period for this item ends on Wednesday, February 3, 2016.

PUBLIC COMMENT

8. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

10. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:15 a.m. to Wednesday, January 20, 2016.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Stephanie Pincetl, Chair



Mitch Glaser, Assistant Administrator
Current Planning Division